

# Community Infrastructure Levy (CIL) Guidance Document –December 2019

Published by the Joint Core Strategy Authorities of Cheltenham Borough Council,  
Tewkesbury Borough Council and Gloucester City Council

## Indexation

This guidance document explains how indexation will affect all CIL chargeable development permitted within the three JCS authorities of Cheltenham, Tewkesbury and Gloucester.

CIL payments must be index linked from the year that CIL was introduced to the year that the planning permission is granted. The Community Infrastructure Levy Regulations (2010), as amended, Regulation 40, Schedule 1, requires us to use the national 'All-In Tender Price Index', published by the Build Cost Information Service (BCIS) of the Royal Institute of Chartered Surveyors (RICS) for the Calendar year 2019 and from the Calendar year 2020 the RICS CIL Index. The regulations state that, whichever index is used, the figure published for the 01 November each year should be used for the following year.<sup>1</sup>

The JCS Authorities began charging the CIL on the 01 January 2019 and as required applied the All-in TPI published on the 01 November 2018 until the 31 December 2019.

The index is now applied annually on the 01 January each year based on the RICS CIL Index published on the 01 November in the previous year.

As the JCS Authorities commenced charging on the 01 January 2019 the rates, published on the 01 November 2018 applied to the first three quarters of the financial year beginning 01 April 2019 so no changes to the adopted rates were made at the beginning of the new financial year.

From the 01 January 2020, for the last quarter of the financial year 2019/20 and the first 3 quarters of the financial year 2020/21, rates will be adjusted in line with the RICS CIL Index published for the 01 November 2019, this will result in the following changes to the Charging Schedules:

Development Category	All-in TPI 01/11/18	01/01/19 to 31/12/19	RICS CIL Index 01/11/19	01/01/20 to 31/12/20
<b>Tewkesbury Borough Council</b>				
10 dwellings and under including extensions and annexes greater than 100 m <sup>2</sup>	322	£104 per m <sup>2</sup>	334	£107.88 per m <sup>2</sup>
Between 11 and 449 dwellings	322	£200 per m <sup>2</sup>	334	£207.46 per m <sup>2</sup>
450 dwellings and over	322	£35 per m <sup>2</sup>	334	£36.31 per m <sup>2</sup>
JCS Strategic Allocations	322	£35 per m <sup>2</sup>	334	£36.31 per m <sup>2</sup>
<b>Gloucester City Council</b>				

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<sup>1</sup> See Appendix B

10 dwellings and under including extensions and annexes greater than 100 m <sup>2</sup>	322	£0 per m <sup>2</sup>	334	£0 per m <sup>2</sup>
Between 11 and 449 dwellings	322	£45 per m <sup>2</sup>	334	£46.68 per m <sup>2</sup>
450 dwellings and over	322	£0 per m <sup>2</sup>	334	£0 per m <sup>2</sup>
JCS Strategic Allocations	322	£0 per m <sup>2</sup>	334	£0 per m <sup>2</sup>
<b>Cheltenham Borough Council</b>				
10 dwellings and under including extensions and annexes greater than 100 m <sup>2</sup>	322	£148 per m <sup>2</sup>	334	£153.52 per m <sup>2</sup>
Between 11 and 449 dwellings	322	£200 per m <sup>2</sup>	334	£207.46 per m <sup>2</sup>
450 dwellings and over	322	£35 per m <sup>2</sup>	334	£36.31 per m <sup>2</sup>
JCS Strategic Allocations	322	£35 per m <sup>2</sup>	334	£36.31 per m <sup>2</sup>
Retirement Homes	322	£200 per m <sup>2</sup>	334	£207.46 per m <sup>2</sup>
Extra Care Homes	322	£100 per m <sup>2</sup>	334	£103.73 per m <sup>2</sup>

These rates and this guidance document will be updated in-line with the RICS CIL Index on the 01 January 2021.

### Contingency

If the RICS CIL Index is discontinued we will use the Retail Price Index.

### Calculating CIL

CIL is calculated by multiplying the net increase in gross internal area (GIA)<sup>2</sup> by the relevant CIL rate (£/m<sup>2</sup>), plus indexation between the year in which planning permission is granted and the Indexation year, after which the JCS Authorities of Cheltenham, Tewkesbury and Gloucester's Charging Schedules took effect. As the JCS Authorities commenced charging on the 01 January 2019 the relevant base index year was 2018 (01 November) and this is the first annual review based on the new RICS CIL Index published for the 01 November 2019.

Further information and all CIL forms are available on the Planning Portal website at: [www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil) and the JCS website at: [www.jointcorestrategy.org/community-infrastructure-levy](http://www.jointcorestrategy.org/community-infrastructure-levy).

If you have any questions regarding CIL please contact us at:

Cheltenham – [cil@cheltenham.gov.uk](mailto:cil@cheltenham.gov.uk)

Tewkesbury – [cil@teWKesbury.gov.uk](mailto:cil@teWKesbury.gov.uk)

Gloucester – [cil@gloucester.gov.uk](mailto:cil@gloucester.gov.uk)

<sup>2</sup> The definition of gross internal area is not specified in the regulations; however, the generally accepted method of calculation is the RICS Code of Measuring Practice (6th edition, 2015)

## Appendix A

RICS CIL Index

#371 Annual

Downloaded 11/12/19

Series:	RICS CIL Index	
Base:	1985 mean = 100	
Last Updated:	28-Oct-2019	
Notes:		
<b>Date</b>	<b>Index</b>	<b>Status</b>
2020	334	Firm

## Appendix B

### **Regulation 40 Schedule 1 (Inserted by 2019 No. 1103)**

(5) In this paragraph the index figure for a given calendar year is—

(a) in relation to any calendar year before 2020, the figure for 1st November for the preceding calendar year in the national All-in Tender Price Index published from time to time by the Royal Institution of Chartered Surveyors;

(b) in relation to the calendar year 2020 and any subsequent calendar year, the RICS CIL Index published in November of the preceding calendar year by the Royal Institution of Chartered Surveyors;

(c) if the RICS CIL index is not so published, the figure for 1st November for the preceding calendar year in the national All-in Tender Price Index published from time to time by the Royal Institution of Chartered Surveyors;

(d) if the national All-in Tender Price Index is not so published, the figure for 1st November for the preceding calendar year in the retail prices index.